143.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,700 / 790,700
					USE VALUE:	790,700 / 790,700
					ASSESSED:	790,700 / 790,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORN WALTER M/ETAL
Owner 2:	CALLIOTTE BRENDA CAROL
Owner 3:	
Street 1:	24 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,330 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 2050 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5330.000	326,800		463,900	790,700
Total Card	0.122	326,800		463,900	790,700
Total Parcel	0.122	326,800		463,900	790,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.78 | /Parcel: 385.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92465
GIS Ref	
GIS Ref	
Insp Date	07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,900	0	5,330.	463,900	790,800	790,800	Year End Roll	12/18/2019
2019	101	FV	258,900	0	5,330.	434,900	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	255,900	0	5,330.	359,500	615,400	615,400	Year End Roll	12/20/2017
2017	101	FV	255,900	0	5,330.	330,500	586,400	586,400	Year End Roll	1/3/2017
2016	101	FV	255,900	0	5,330.	301,500	557,400	557,400	Year End	1/4/2016
2015	101	FV	241,800	0	5,330.	295,700	537,500	537,500	Year End Roll	12/11/2014
2014	101	FV	241,800	0	5,330.	274,900	516,700	516,700	Year End Roll	12/16/2013
2013	101	FV	241,800	0	5,330.	261,500	503,300	503,300		12/13/2012

!11076!

PRINT

Date	Time
12/11/20	01:17:08

LAST REV

Date	Time
08/14/18	08:25:51
danam	
11076	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYARY CYNTHIA	25591-390		8/23/1995		261,500	No	No		Y

USER DEFINED

Prior Id # 1:	92465
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2018	1071	Re-Roof	6,699	C				
9/23/2014	1243	Porch	7,000		9/23/2014			Rebuild existing f
6/8/2010	596	Manual	4,200					
9/21/2005	860	Redo Kit	16,440	C		G7	GR FY07	PART GUT REHAB OF
9/5/1995	522		1,600					7X13 ROOF WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
6/9/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Measured	372	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5330		Sq. Ft.	Site		0	80.	1.09	9									463,919						463,900	

Total AC/HA: 0.12236 | Total SF/SM: 5330 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 463,919 | Spl Credit | Total: 463,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20147061
Const Adj.:	0.98000199
Adj $ / SQ:	153.068
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444004
Depreciation:	117217
Depreciated Total:	326787

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

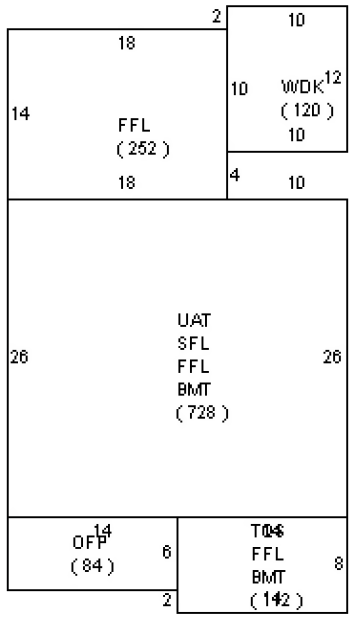
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.07
Special Features:	0	Val/Su Net:	104.41
Final Total:	326800	Val/Su SzAd	171.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	153.070	167,150
BMT	Basement	840	45.920	38,573
SFL	Second Floor	728	153.070	111,433
UAT	Upper Attic	182	97.960	17,829
WDK	Deck	120	14.050	1,686
OFP	Open Porch	84	35.420	2,975
TQS	3/4 Story	84	153.070	12,858
	Net Sketched Area:	3,130	Total:	352,504
Size Ad	1904	Gross Are	3704	FinArea 2050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	